

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14991 of Massachusetts Crescent Limited Partnership, pursuant to 11 DCMR 3107.2, for a variance from the use provisions (Section 501) to allow a parking lot in an HR/SP-2 District at premises 460 Massachusetts Avenue, N.W., (Square 517, Lots 875 and 876).

HEARING DATE: April 19, 1989

DECISION DATE: April 19, 1989 (Bench Decision)

SUMMARY ORDER

The site of the application is located in Advisory Neighborhood Commission ("ANC") 2C. ANC 2C, which is automatically a party to the application, filed a written statement of issues and concerns in support of the application.

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 2C and to owners of property within 200 feet of the site.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 501. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party. Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is granted, subject to the following CONDITIONS:

1. Approval shall be for a period of two years.
2. The parking lot shall be developed in accordance with the site plan marked as Exhibit No. 18A of the record and as modified by the conditions of this Order.
3. All areas devoted to driveways, access lanes, and

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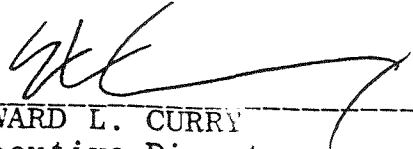
APPLICATION No. 14991

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a copy of the Order of the Board in the above numbered case, said Order dated APR 28 1989, has been mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

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Washington, D.C. 20009

  
EDWARD L. CURRY  
Executive Director

DATE: \_\_\_\_\_

APR 28 1989